

Compton

For Rent
55 Goswell Road
Clerkenwell EC1

Newly refurbished, fully fitted office
studios in the heart of Clerkenwell

Size

624 - 1,270 Ft²

Rent

£65 per sq ft

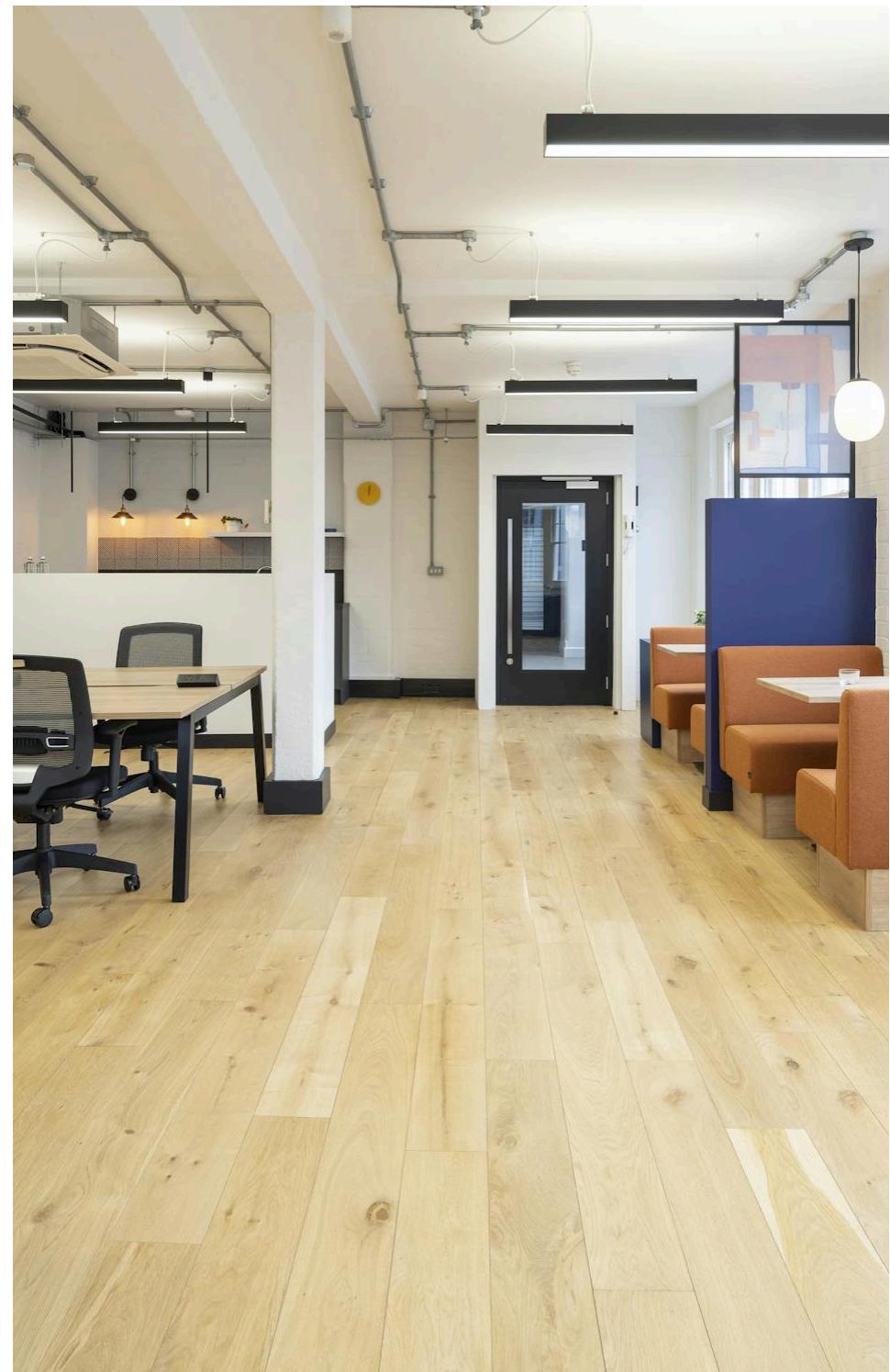
Fitout

Fitted

Description

The building is located on Goswell Road, a prime Clerkenwell Location. These studios have undergone a comprehensive refurbishment to CAT A+ (fully fitted) specification, complemented by modern suspended lighting, wooden flooring, comfort cooling systems, exposed concrete columns and BT fibre connectivity.

Many studios have made their home here, as well as headline Clerkenwell Design Week events. In short, the locals appreciate the value of good design. The vibrant social scene, unique shops and charming character also make this one of London's most desirable places to drink and dine too.



For Rent

55 Goswell Road
Clerkenwell EC1V

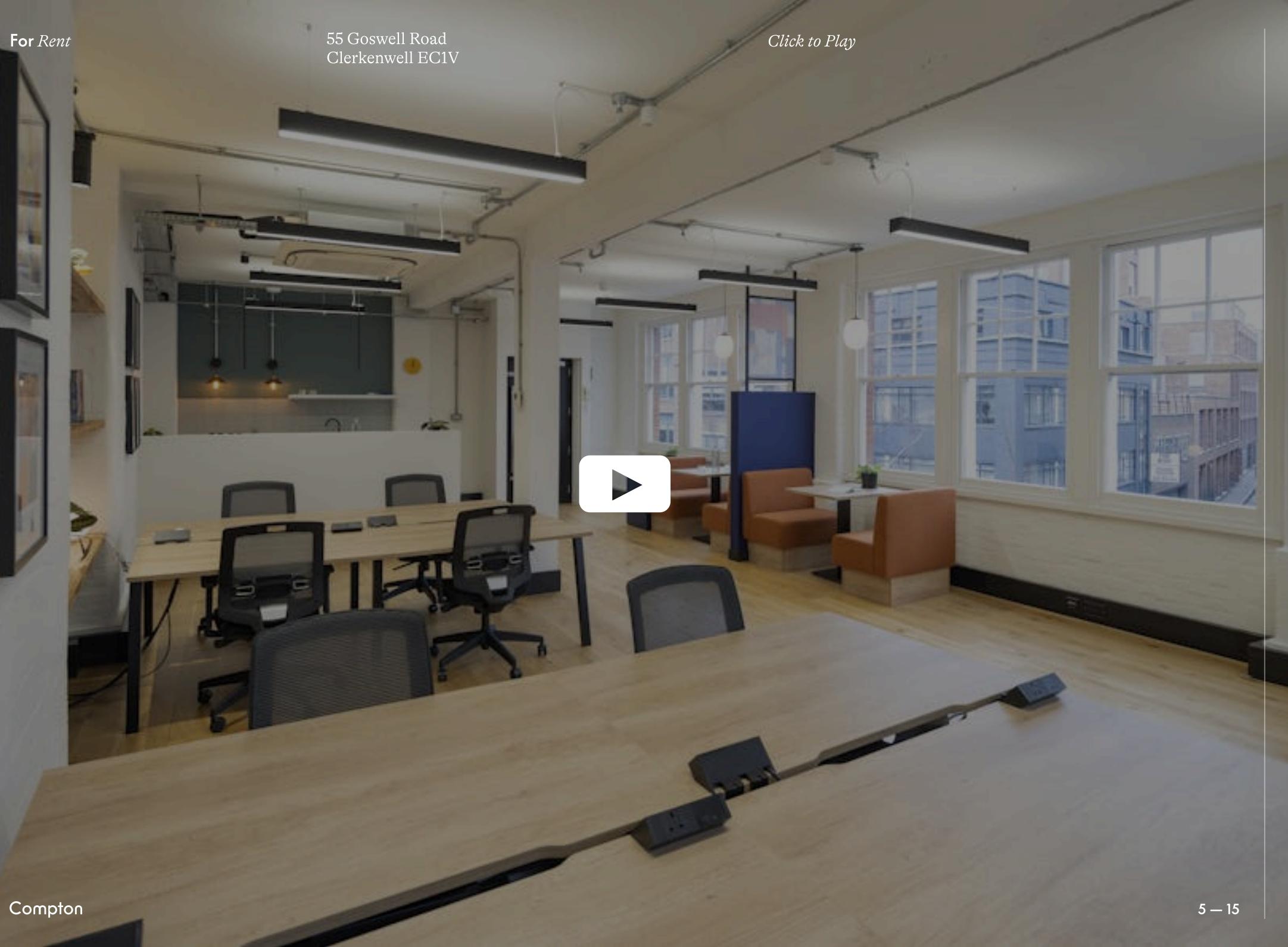
Click to Play



For Rent

55 Goswell Road
Clerkenwell EC1V

Click to Play



For Rent

55 Goswell Road
Clerkenwell EC1V

Internal

Size

624 - 1,270 Ft²

Rent

£65 per sq ft

Fitout

Fitted

Compton



For Rent

55 Goswell Road
Clerkenwell EC1V

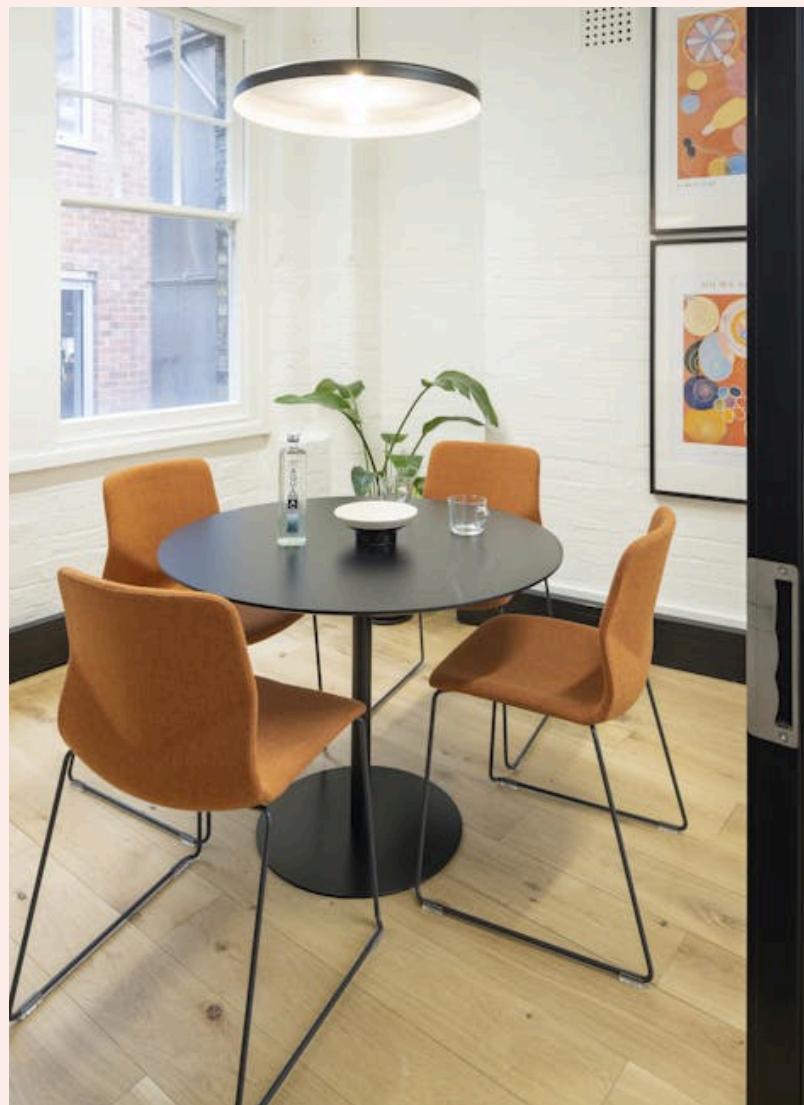
Internal



For Rent

55 Goswell Road
Clerkenwell EC1V

Internal

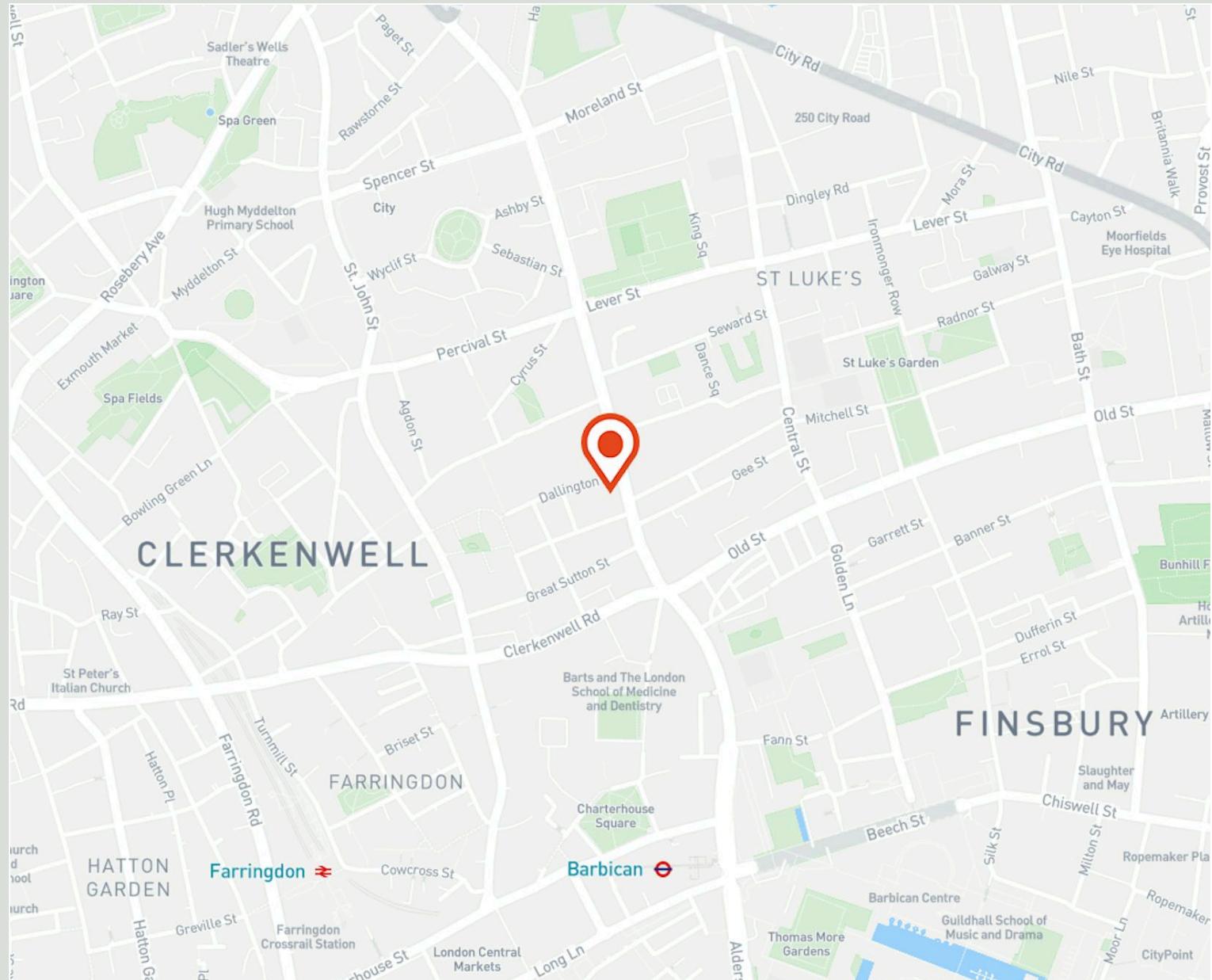


Internal



The area is home to major companies from the design, fashion, technology and showroom sectors. There is a well-established showroom community and showroom occupiers include: Vitra, Porcelanosa, Knoll, Bolon, Domus, Mapei, Wilkhahn, Milliken, Hansgrohe, Bulthapl, Caesar, Desso, Havwoods and Connection.

Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.



For Rent

55 Goswell Road
Clerkenwell EC1V

Internal



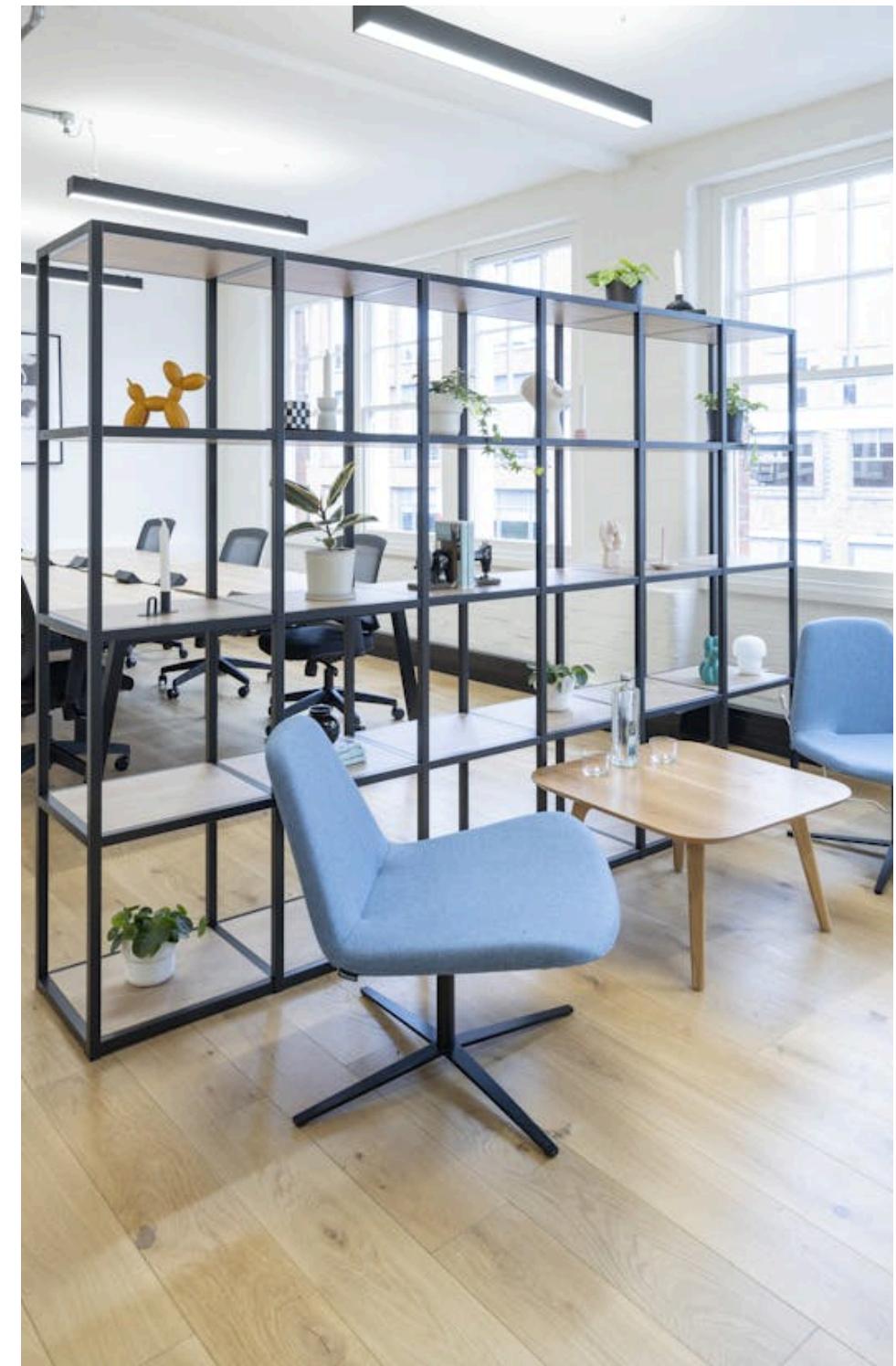
For Rent

55 Goswell Road
Clerkenwell EC1V

Amenities

- Newly Refurbished studio offices
- Fully fitted and furnished
- Wooden flooring
- Comfort Cooling System
- Excellent Natural Light
- Modern suspended LED lighting
- Perimeter Trunking
- Fibre connectivity
- Passenger lift
- Fibre ready via Backbone Connect

Compton

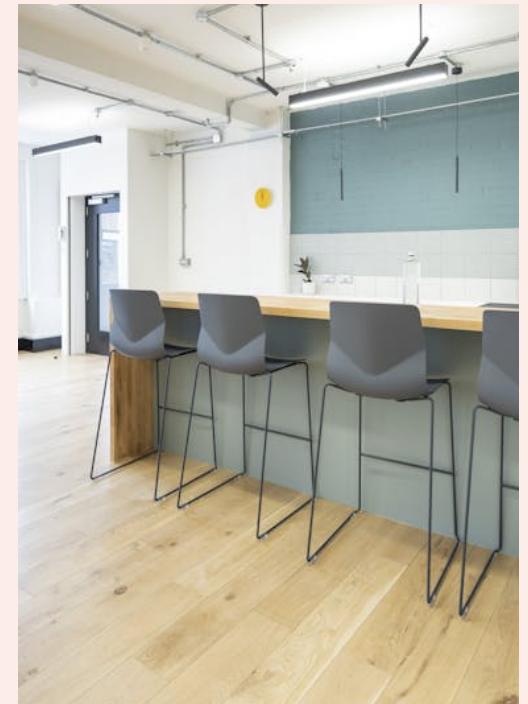


For Rent

55 Goswell Road
Clerkenwell EC1V



Internal



Internal

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
3rd - South	624	£65	£13.02	£16.54	£94.56	£4,917.12	£59,005.44	Available
2nd - North	897	£65	£13.80	£13.58	£92.38	£6,905.41	£82,864.86	Let
2nd - South	646	£65	£12.50	£16.54	£94.04	£5,062.49	£60,749.84	Available
1st - South	601	£65	£13.50	£16.54	£95.04	£4,759.92	£57,119.04	Let

Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder.

Local Authority

The London Borough of Islington

Fit out

The floors are offered in a fully fitted and furnished condition to include: - South units: 8 desks, banquette breakout area & a new kitchenette. - North unit: 12 desks, new kitchenette, breakout areas, 1x meeting room.

VAT

The property is elected for VAT

Fully managed

Each space can be offered on a fully managed basis via Pulse at a cost of £160 Per Sq Ft.

Content

Watch the Film
(click button)



compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Josh Perlmutter
jp@compton.london
0207 101 2020 | 07814 699 096



Emma Higgins
eh@compton.london
0207 101 2020 | 07769 605 295



Michael Raibin
mr@compton.london
0207 101 2020 | 07880 795 679